033.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,800 / 649,800
					USE VALUE:	649,800 / 649,800
					ASSESSED:	649,800 / 649,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HADLEY CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNN SCOTT
Owner 2:	GALLEN PATRICIA
Owner 3:	
Street 1:	8 HADLEY CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILMAN STEPHEN/TRS CORNELL TR -
Owner 2:	-
Street 1:	31 BARTHELMESS LANE
Twn/City:	HAMPSTEAD
St/Prov:	NH Cntry:
Postal:	03841

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	265,800		384,000	649,800
Total Card	0.138	265,800		384,000	649,800
Total Parcel	0.138	265,800		384,000	649,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.42 | /Parcel: 363.4

Legal Description

User Acct 22567

GIS Ref

GIS Ref

Insp Date 01/14/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,800	0	6,000.	384,000	649,800	649,800	Year End Roll	12/18/2019
2019	101	FV	215,100	0	6,000.	348,000	563,100	563,100	Year End Roll	1/3/2019
2018	101	FV	215,100	0	6,000.	330,000	545,100	545,100	Year End Roll	12/20/2017
2017	101	FV	215,100	0	6,000.	288,000	503,100	503,100	Year End Roll	1/3/2017
2016	101	FV	215,100	0	6,000.	246,000	461,100	461,100	Year End	1/4/2016
2015	101	FV	201,600	0	6,000.	228,000	429,600	429,600	Year End Roll	12/11/2014
2014	101	FV	201,600	0	6,000.	189,000	390,600	390,600	Year End Roll	12/16/2013
2013	101	FV	201,600	0	6,000.	180,000	381,600	381,600		12/13/2012

!2695!

PRINT

Date	Time
12/10/20	18:03:27

LAST REV

Date	Time
08/20/20	10:05:30

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2695

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILMAN STEPHEN/	42484-122		4/13/2004		410,000	No	No		
CORNELL MARIE J	31906-287		10/10/2000	Family	99	No	No	4	
	16666-241		12/1/1985			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2020	625	Solar Pa	23,000	C				
4/17/2018	434	Addition	62,100	C				
4/13/2005	247	Redo Bat	6,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Left Notice	DGM	D Mann
10/29/2019	Permit Visit	DGM	D Mann
1/14/2009	Meas/Inspect	189	PATRIOT
10/26/2005	Permit Visit	BR	B Rossignol
7/24/2004	MLS	MM	Mary M
2/28/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	64.	1.00	3									384,000						384,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,000 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	76128
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326516
Depreciation:	60732
Depreciated Total:	265784

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

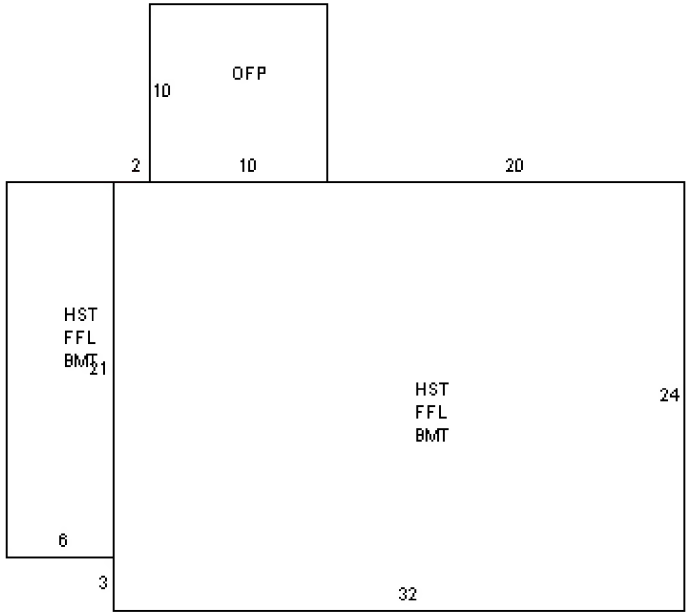
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	113.83
Final Total:	265800	Val/Su SzAd	198.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	894	63.780	57,020
FFL	First Floor	894	141.740	126,712
HST	Half Story	447	141.740	63,356
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	2,335			Total:	250,388
Size Ad	1341	Gross Are	2782	FinArea	1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	